



Lava Hot Springs Foundation's
November 12, 2021
Board of Director's
Meeting Minutes

The Board of Directors of the Lava Hot Springs Foundation of the State of Idaho met on Friday November 12, 2021 at the World Famous Hot Springs Administrative Office 430 E. Main Street in Lava Hot Springs Idaho.

Mission Statement

To ensure that the public has access to healthful, clean, and inviting facilities for recreation and healing purposes.

Present: In attendance were Chair Jeff Hough, Vice Chair Ronald Johnson. Board Member Cameron Salt. Executive Director Devanee Morrison and Management Assistant Bridget Losee. Guests: Randy Benglan, Mike Wiser, CJ Lindberg, Mark Blanscett, Sherril Tillotson, Bonner Morrison and Craig Knutson.

Welcome and Introductions

Chair Jeff Hough called the meeting to order and welcomed all in attendance.

Review and Approve minutes from July 23, 2021

Ronald Johnson made a motion to approve the July 23, 2021 meeting minutes. Jeff Hough seconded the motion. The motion carried unanimously.

Financial Report

Attendance: So far CY2021 has had record attendance for both facilities. August 2020-May 2021 both facilities had record attendance. August fell a little short of having record attendance at the Olympic Swimming Complex, but the swimming complex had to close for six (6) days in August for a water line break.

Monthly Budget figures

End of October 2021

Operating Fund 0410-03	\$2,267,210.67
Capital Outlay Fund 0410-04	<u>\$4,556,161.67</u>
Total	\$6,823,372.34

In October \$1,000,000.00 was transferred from fund 0410-03 operating to fund 0410-04 capital outlay.

Chair Jeff Hough asked if the Foundation has noted any deficits in figures due to Covid-19? There hasn't been a fall in attendance throughout the pandemic. Has there been an increased cost in maintenance supplies? Chlorine was more expensive due to demand of getting the product. A maintenance plan has been started but still is being created by Maintenance and Operations Supervisor Byron Spencer and his staff.

Director's Report

- **Water Line** a water line broke in the Olympic Swimming Complex building basement and flooded the basement. Some electrical components and equipment in the

basement were damaged. The Olympic Swimming Complex was closed for six (6) days. The cost for the electrical repairs was approximately \$30,000.00.

- **UV System**

Devanee is working with State purchasing to purchase the parts that are needed to repair the UV system at the Olympic Swimming Complex. The bulbs for the UV system are almost impossible to find and purchase. We could possibly check into another sanitation system for the Olympic Swimming Complex.

- **Legislative Audit-** Legislative Services completed the Fiscal Year 2018-2020 Management Review. There were two issues-findings.

1. Advertising expenditures to vendor Forrest Design Group totaling \$136,546.00 were made in violation of State purchasing policies. Devanee is working with State purchasing and Forrest Design Group to put a contract in place with this vendor.
2. The Sales Tax payable balance was overstated due to the incorrect coding of sales tax collections; Bridget Losee worked with State Controller's office to correct the overstated sales tax.

- **Fiber internet-**The Olympic Swimming Complex and the Hot Springs Facility has fiber internet installed through Direct Communications.

- **ITD-Entrance Road** (Idaho Transportation Department) Devanee Morrison and Bridget Losee met with ITD in reference to relocating the entrance road from Highway 30 to Center Street.

- **Community Building Lease** the Community Building Lease expired November 2021. The lease was renewed for one-year expiring November 2022.

- **WWA-World Waterpark Association** Devanee Morrison and Karen Bartlett attended the World Waterpark Association International Show October 19-22nd in San Antonio Texas. The show was informative and an eye opener. Walt Disney was there, and they have amazing ideas. Devanee and Karen got information for more vendors and contacts products.

Prices Our rate structure is extremely low compared to other facilities. Some charge \$30.00 per person.

Other Water parks sell alcohol Some facilities sell alcohol. They said that they don't regret selling alcohol at their parks. As a State Agency could we sell alcohol at our facilities?

- **Heat Exchanger** The heat exchangers at the Olympic Swimming Complex are leaking. Devanee is looking into other exchangers.

- **Hot Springs Facility** Implement no outside food and drink. Water bottles can be filled at a water bottle filling station. Devanee is hoping to purchase and install a new drinking fountain by December 2021.

- **Olympic Swimming Complex** Implement no outside shade canopies being brought into the facility. Move the perimeter fence and berm around the outside pool at the Swimming Complex to allow for more area to install cabanas. Foundation could purchase a skid steer to remove the berm.

- **Additional Concessions-** have some mobile food trucks to be at the Olympic Swimming Complex such as: Dippin' Dots, small donuts, etc.

Long Term goals

- Flow rider-Indoor pool.
- Additional water slides.
- Wave Pool.
- New Climbing wall.
- Additional pools at the hot pools.

Condos Letter. Devanee emailed a letter to the Hot Springs Village Condos giving them 60 days to produce a legitimate lease. The 60-day deadline is end of December 2021.

Pita Concessions:

Chair Jeff Hough, Cameron Salt and Devanee Morrison met with PITA concessions Lessees Mike and Vickie Hansen.

Electrical-Plumbing inspections. The concession needs 220 service and the breaker at the Olympic Swimming Complex is 110 service. The concession breaker is in the Aquatic Program Manager office. There is a problem with wiring from the meter to the business.

Break- Chairman Jeff Hough called the meeting into break at 9:58am and back in session at 10:07am.

Parking Presentation

Parking is an issue in Lava Hot Springs and has been for years. Prior Director Mark Lowe had requested 1.5 million for 30 parking spaces, but State Legislature denied the request. Devanee Morrison has been looking at parking options. The first initial design in 2018 was a rough design of a one level parking lot at a cost of approximately 1 million dollars.

Devanee spoke with Mark Blanscett at SICOG to discuss funding options. Mark referred Devanee to Auto Parker a company that builds automated stackable parking structures.

Design West Architects-CJ Lindberg presented design renderings of the parking structures (2-4 structures), relocation of the administrative building, location of underground tunnel, additional hot pools, tube rental drop off location, relocation of main street by area of Riverwalk Thai Restaurant, oversized vehicle parking, and a park area with children's play area-walking path. The parking structures can be built in phases depending on funding available. The structures are metal wrapped with glass sections.

CJ emphasized the importance of creating a brand and identity. The design renderings are awesome.

Auto Parker USA-Mike Wiser gave a presentation on the automated parking structures. Mike gave a brief history of the company located China that makes the metal parking structures.

Structure-Tower:

- Design-Pallet
- 125 parking spaces per tower.
- Parking cost set by owner. Some other facilities charge \$20.00 per hour.
- 45 seconds to 1.5 minutes to retrieve your car from the tower.
- Sell ads that can run on the screen where the customer pays for parking.
- Parking space size 9'x 20'.
- 10-year investment-80% capacity-revenue \$30,000.

Construction Process: (1 year per tower)

1. Includes studies/Drawings/Approvals 3-5 months, \$1000/install
2. Automated System Engineered/Shipped, 5-8 months. \$13,000/Stall
3. Construction Management \$800 to \$1500/Stall.
4. Site Work, 1-2 months, \$300/Stall
5. Prep & Foundation, 1-2 months, \$800/Stall
6. Erection of System, 2 months, \$2400/Stall
7. Cladding/roofing, 2 months \$4000-\$8000/Stall
8. Access Ways, 1 month, \$400/Stall

9. Commissioning, 1 month, \$150/Stall.
10. Maintaining Ongoing, \$25 to \$100/Stall Plans

Parking Towers:

- Easy to use
- Adaptable
- Save space footprint.
- Payment methods.
- Less exhaust fumes
- Attractive
- Cost effective-cost trickles down to the customer.
- Access
- Have a place to park
- Flow of traffic
- Safe

Each Parking Tower would have two entrances and two exits. The parking spaces could be used for storage in the off season.

Maintenance

- Auto Parker stores parts locally.
- Chain Driven-backup system with chains.
- Backup generators.
- Structure inspected every few years.
- Diagnostic reports of maintenance issues. Emails are sent out of any maintenance issue.
- Fire system for fire suppression.

Devanee contacted Rocky Mountain Power about moving the overhead power lines that go through the parking structures project area. Rocky Mountain Power told her that it would cost approximately \$630,000.00 to move the power lines.

Parking Structure Project

Phase 1

1. Underground Tunnel on Main Street.
2. 2-parking towers.

The Board of Directors authorized Devanee to get a contract in place with the companies involved in the parking lot structures.

Federal Tourism Grant

Devanee found a Federal Tourism Grant that is earmarked for tourism infrastructure. We are considered to be in the Seattle Region which has 240 million dollars for such grants with 10 million dollar cap per request.

The Board of Directors authorized Devanee Morrison to pursue this grant.

Other Business

1. **Portneuf Tube Rental Lease presentation:** Randy Benglan lessee requested a one-year lease extension. His lease expires in May 2022. Randy mentioned adjusting the lease payment according to CPI-6% which would add \$300.00 on to his lease payment. The number of customers were comparable to last summer. The weekdays have seen an increase in customers. He has 600 holes-tubes. He has seen a 2% increase in revenue. No action taken.

Chairman Jeff Hough called the meeting into a break at 11:37am and back in session at 11:46am.

2. Riverwalk Thai Restaurant Lease expires in 2023.

Property Options

- Relocate entrance road to expand Garden Park-old shop area.
- Regional visitors center. High Country Tourism, South Bannock County (Lava) Museum and Foundation could partner.


3. State Property corner of Blazer Highway and Highway 30.

Cameron Salt mentioned the State Property located on Blazer Highway is zoned recreational. The property is currently being used by Bannock County Road and Bridge for road maintenance equipment and road base. Cameron Salt asked that this be put on the January 2022 meeting agenda. Cameron asked that Bannock County reps-Kyle Burmester and Mike Jansowski be invited to attend the meeting.

Chairman Jeff Hough asked Devanee if this should be a priority right now or table this until the projects that are currently in process are completed. Devanee mentioned that she has a lot right now and it would be great if it could be postponed.

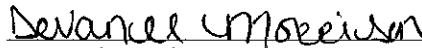
Adjourn

The meeting was adjourned at 12:19pm.



Chairman Jeff Hough

Date



Executive Director Devanee Morrison

Date

Minutes by:

Bridget Losee-Management Assistant
Lava Hot Springs Foundation

